

LEASING OPPORTUNITY

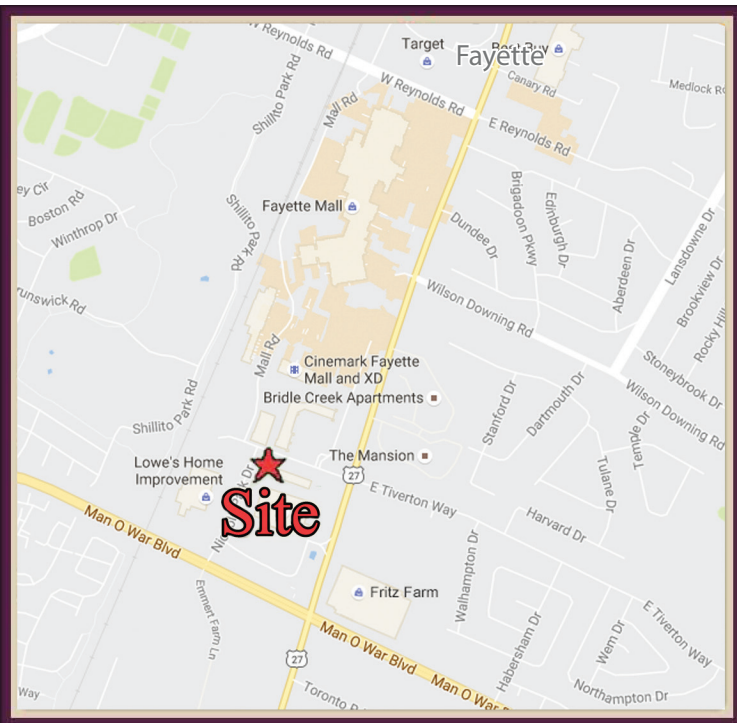
148 WEST TIVERTON

148 West Tiverton, Lexington, Kentucky



REASONS TO LEASE

- * Located between The Summit at Fritz Farm and Fayette Mall.
- * 3,167 SF of Retail Space Available.



All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



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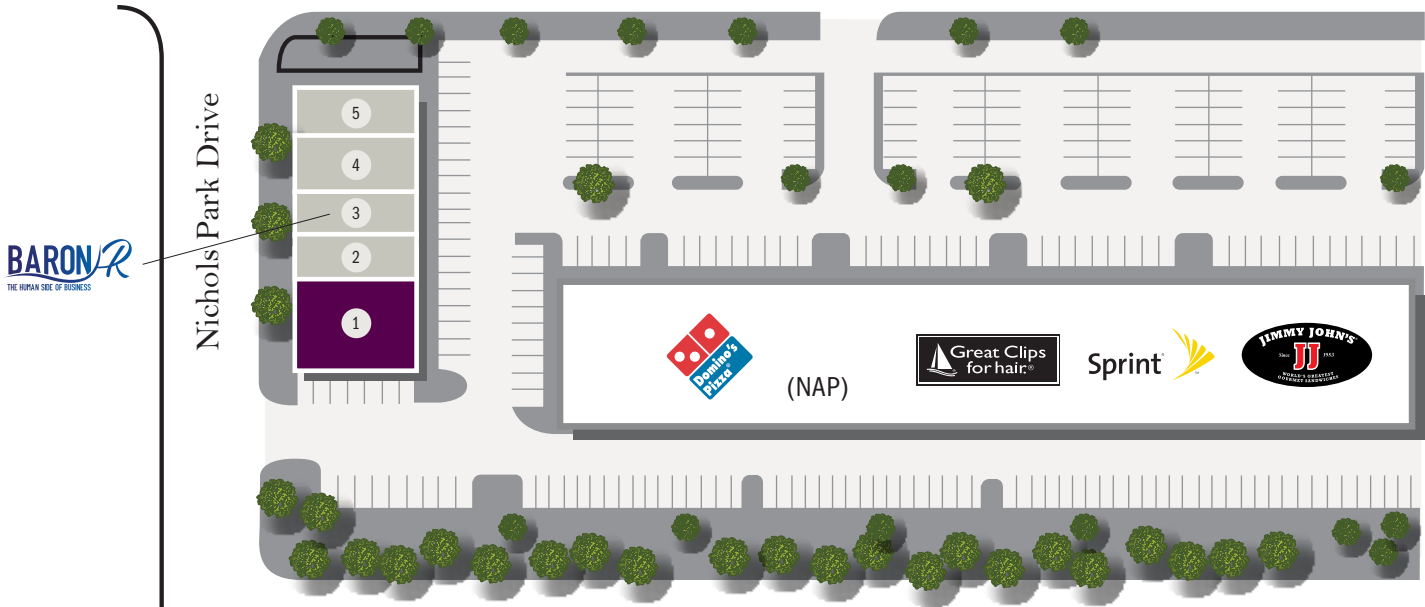
LEASING OPPORTUNITY

148 WEST TIVERTON

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| | |
|--------------------------|------------------|
| 1 Available | 3,167 SF |
| 2 The Cryo House | 1,584 SF |
| 3 BaronHR | 1,584 SF |
| 4 LifeStyle Chiropractic | 1,991 SF |
| 5 AltSmoke | 1,671 SF |
| Total GLA: | 10,000 SF |

West Tiverton Way



PROPERTY SPECIFICS

| | |
|------------------------|------------|
| Anchor Tenant: | Available |
| Total GLA: | 10,000 sf. |
| Traffic Count: | 87,287 |
| Parking Spaces: | Abundant |
| Occupancy: | 68% |

PROPERTY ADVANTAGES

- * Easy access to highly traveled roads
- * Directly adjacent to Nicholasville Rd., Man O' War Wal-Mart

LOCATION

Located at: 148 West Tiverton Way in Lexington, Kentucky, Nicholasville Road Corridor.

Strong and Growing Demographics:

| | <u>1 mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|---------------------------|---------------|----------------|----------------|
| Population Estimates: | 11,810 | 96,380 | 198,728 |
| Average Household Income: | \$69,980 | \$82,263 | \$80,755 |
| Average Household Value: | \$210,769 | \$264,142 | \$293,425 |

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